



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 15

Agenda Date: December 7, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

On-Call Professional Asbestos, Lead, and Mold Consulting Services

SUMMARY:

An ordinance approving three (3) on-call professional Asbestos, Lead, and Mold consulting professional service agreements with Alpha-Terra Engineering (Alpha-Terra), Atlas Technical Consultants LLC (Atlas), and Professional Services Industries, Inc. (PSI) for a total of \$4,875,000.00. Each agreement is in an amount not to exceed \$975,000.00 for a three-year term to provide asbestos, lead, and mold consulting services related to capital improvement projects located city-wide with an option to renew each agreement for up to two additional one-year extensions at \$325,000.00 per extension at the City's discretion for a total amount not to exceed \$1,625,000.00 per contract. Funding is available from the 2022 General Obligation Bond Program and included in the FY 2024 - FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The Public Works Department Environmental Management Division assesses environmental impairments and oversees asbestos, lead, and mold environmental assessments. Staff will use these on-call environmental consulting contracts as needed to assist with various environmental

investigations associated with the current and future City capital improvement projects. These on-call contracts will allow staff to continue addressing asbestos, lead, and mold assessments related to capital projects during the design phase to adhere to the current construction schedule. The estimated costs for an asbestos or lead-based paint assessment for one project could range up to \$20,000.00; therefore, the Department recommends three on-call contracts valued at \$325,000.00 each contract and per term, for a total amount not to exceed \$1,625,000.00 per contract. However, the City makes no minimum guarantee pertaining to the volume of work that may be expected from each consultant under these on-call contracts.

Procurement of Services

A Request for Qualifications (RFQ) was released on March 28, 2023, in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the online bidding website SAePS e-Procurement System. Responses were due on May 15, 2023, and fourteen (14) submittals were received. A selection committee consisting of representatives from the Public Works and representative from Brooks City Base evaluated and ranked the submissions and scored the submittals. Scoring was based on the published evaluation criteria, including Evaluation of Experience, Background, Qualifications, Understanding of the Project and Proposed Management Plan, Experience with the San Antonio Region & past experience with the City of San Antonio Contracts to select the three top-ranked firms. One of the top-ranked firms was unable to reach final contract negotiations and therefore is not recommended for award; the next ranked firm was selected for award.

Due to the utilization of federal dollars, the Disadvantaged Business Enterprise (DBE) program of the State of Texas was utilized in place of the Small Business Economic Development Advocacy (SBEDA) Program. The DBE goal for this project is 0%. Alpha-Terra Engineering.; Atlas Technical Consultants, LLC.; and Professional Service Industries, Inc. have committed to meeting the goal.

These contracts were developed utilizing a formal Request for Qualifications (RFQ) process; therefore, as required by the Ethics Ordinance, Discretionary Contracts Disclosure Forms are attached.

These vendors have acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023 through Ordinance #2023-08-31-0585.

ISSUE:

This ordinance approves three (3) on-call professional Asbestos, Lead, and Mold consulting professional service agreements with Alpha-Terra Engineering (Alpha-Terra), Atlas Technical Consultants LLC (Atlas), and Professional Services Industries, Inc. (PSI).

Each agreement is in an amount not to exceed \$975,000.00 for a three-year term to provide asbestos, lead, and mold consulting services related to capital improvement projects located city-wide with an option to renew each agreement for up to two additional one-year extensions at \$325,000.00 per extension at the City's discretion for a total amount not to exceed \$1,625,000.00

per contract. Funding is available from the 2022 General Obligation Bond Program and included in the FY 2024 - FY 2029 Capital Improvement Program.

Staff will utilize these on-call environmental consulting services to assist with various asbestos, lead-based paint, and mold assessments associated with capital improvement projects. The asbestos, lead-based paint, and mold consulting services that may be performed through these agreements include but are not limited to the following:

- Assessment of lead, mold, and asbestos from City buildings in structures ready for demolition or renovation.
- Assessment and removal oversight of asbestos cement pipe during construction of drainage projects.
- Assessment of mold from City buildings where suspected leaks are located.

Approval of this ordinance is consistent with City practices in addressing environmental issues safely and professionally by local, state, and federal environmental regulations.

ALTERNATIVES:

As an alternative option, the City could release another Request For Qualifications (RFQ) for each project as needs are identified. However, this would delay environmental work, impeding the City's ability to comply with local, state, and federal environmental regulations.

FISCAL IMPACT:

This ordinance approves three (3) on-call professional Asbestos, Lead, and Mold consulting professional service agreements with Alpha-Terra Engineering (Alpha-Terra), Atlas Technical Consultants LLC (Atlas), and Professional Services Industries, Inc. (PSI).

Each agreement is in an amount not to exceed \$975,000.00 for a three-year term to provide asbestos, lead, and mold consulting services related to capital improvement projects located city-wide with an option to renew each agreement for up to two additional one-year extensions at \$325,000.00 per extension at the City's discretion for a total amount not to exceed \$1,625,000.00 per contract. Funding is available from the 2022 General Obligation Bond Program and included in the FY 2024 - FY 2029 Capital Improvement Program.

Requirements and associated work activities will be detailed in the individual task orders assigned. The City makes no minimum guarantee pertaining to the volume of work. Expenditures for these task orders are subject to available funding when work is requested. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

RECOMMENDATION:

Staff recommends approval of this ordinance approving three (3) on-call professional Asbestos, Lead, and Mold consulting professional service agreements with Alpha-Terra Engineering (Alpha-Terra), Atlas Technical Consultants LLC (Atlas), and Professional Services Industries, Inc. (PSI).